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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 17th October, 2025

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No. GH/V/380 of 2025/UDUHD/TPS/e-File/18/2023/10687/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/11 of 2010/TPS-112007-4060-L, dated 07.01.2010 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 239 (Bhat) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Urban Development Authority, Ahmedabad (hereinafter referred to as "the said Authority");

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the area of said draft scheme was included within the jurisdiction of Gandhinagar Municipal Corporation (hereinafter referred to as "the said Authority") vide notification no. KV/48 of 2020/GMC/902020/928/P, dated 18.06.2020;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 239 (Bhat) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act;

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

(a) Sanction the said Preliminary Scheme with modifications enumerated in schedule appended hereto;

(b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the said Authority, during office hours on working days;

(c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition "સદર મૂળખંડની સામે ફાળવેલ અંતિમખંડ/બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશે. (નોંધ: હયાત બાંધકામના સુધારા/વધારામાં આ શરત લાગુ પડશે નહીં.)" is added in remarks column of redistribution statement of Case No. 3, 91/1, 109, 124, and 125.
2. The area, boundary and location of the Final Plot No. 19 admeasuring 14519 sq.mtr., Final Plot No. 21 admeasuring 3753 sq.mtr., Final Plot No. 142 (વાણિજ્ય વેચાણ માટે) admeasuring 2658 sq.mtr., Final Plot No. 143 (સામાજીક માળખા) admeasuring 10622 sq.mtr. are modified as the Final Plot No. 19 admeasuring 14519 sq.mtr., Final Plot No. 21 admeasuring 3753 sq.mtr., Final Plot No. 142 (વાણિજ્ય વેચાણ માટે) admeasuring 1488 sq.mtr., Final Plot No. 143 (સામાજીક માળખા) admeasuring 11792 sq.mtr. as shown in the accompanying plan and the redistribution statement.
3. The new 9.00 mtr. wide road earmarked as A-B is proposed and thus area of Final Plot No. 123 (રમતગમતનું મેદાન) admeasuring 3356 sq.mtr. is modified as the Final Plot No. 123 (રમતગમતનું મેદાન) admeasuring 3345 sq.mtr. and accordingly the condition in column no.9 of case no.126(2) is deleted as shown in the accompanying plan and the redistribution statement.
4. The area, boundary and location of the Final Plot No. 121 admeasuring 23018 sq.mtr. allotted in lieu of Original Plot No.121/1 and 121/2, Final Plot No. 145 (સામાજીક માળખા) admeasuring 802 sq.mtr. and Final Plot No. 147 (સામાજીક માળખા) admeasuring 637 sq.mtr. are modified as the Final Plot No. 121/1 admeasuring 19320 sq.mtr. allotted in lieu of Original Plot No.121/1, Final Plot No. 121/2 admeasuring 3311 sq.mtr. allotted in lieu of Original Plot No.121/2 and Final Plot No. 145+147 (સામાજીક માળખા(પાર્કિંગ)) admeasuring 1826 sq.mtr. as shown in the accompanying plan and the redistribution statement.
5. The boundary of the Final Plot No. 56 admeasuring 3541 sq.mtr. and Final Plot No. 62 admeasuring 8428 sq.mtr. are modified as the Final Plot No. 56 admeasuring 3541 sq.mtr. and Final Plot No. 62 admeasuring 8428 sq.mtr. as shown in the accompanying plan and the redistribution statement.
6. The purpose of the Final Plot No. 133 (સામાજીક માળખા) and Final Plot No. 136 (રીક્રીએશનના હેતુ માટે) are modified as Final Plot No. 133 (સામાજીક માળખા (પાર્કિંગ)) and Final Plot No. 136 (અર્બન ફોરેસ્ટ) as shown in the accompanying plan and the redistribution statement.
7. The area, boundary and location of the Final Plot No. 112 admeasuring 1558 sq.mtr., Final Plot No. 124 (ખુલ્લી જગ્યા) admeasuring 713 sq.mtr. and Final Plot No. 139 (રમતગમતનું મેદાન) admeasuring 3999 sq.mtr. are modified as Final Plot No. 112/1 admeasuring 713 sq.mtr., Final Plot No. 112/2 admeasuring 1291 sq.mtr., Final Plot No. 124 (સામાજીક માળખા) admeasuring 1558 sq.mtr. and Final Plot No. 139 (રમતગમતનું મેદાન) admeasuring 2708 sq.mtr. as shown in the accompanying plan and the redistribution statement.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

Government Central Press, Gandhinagar.

Signature Not Verified
Signed by : BHOLUSINGH G THAKUR
Senior Manager
Government Central Press,
Gandhinagar
Date : 2025.11.03 09:04:15 IST